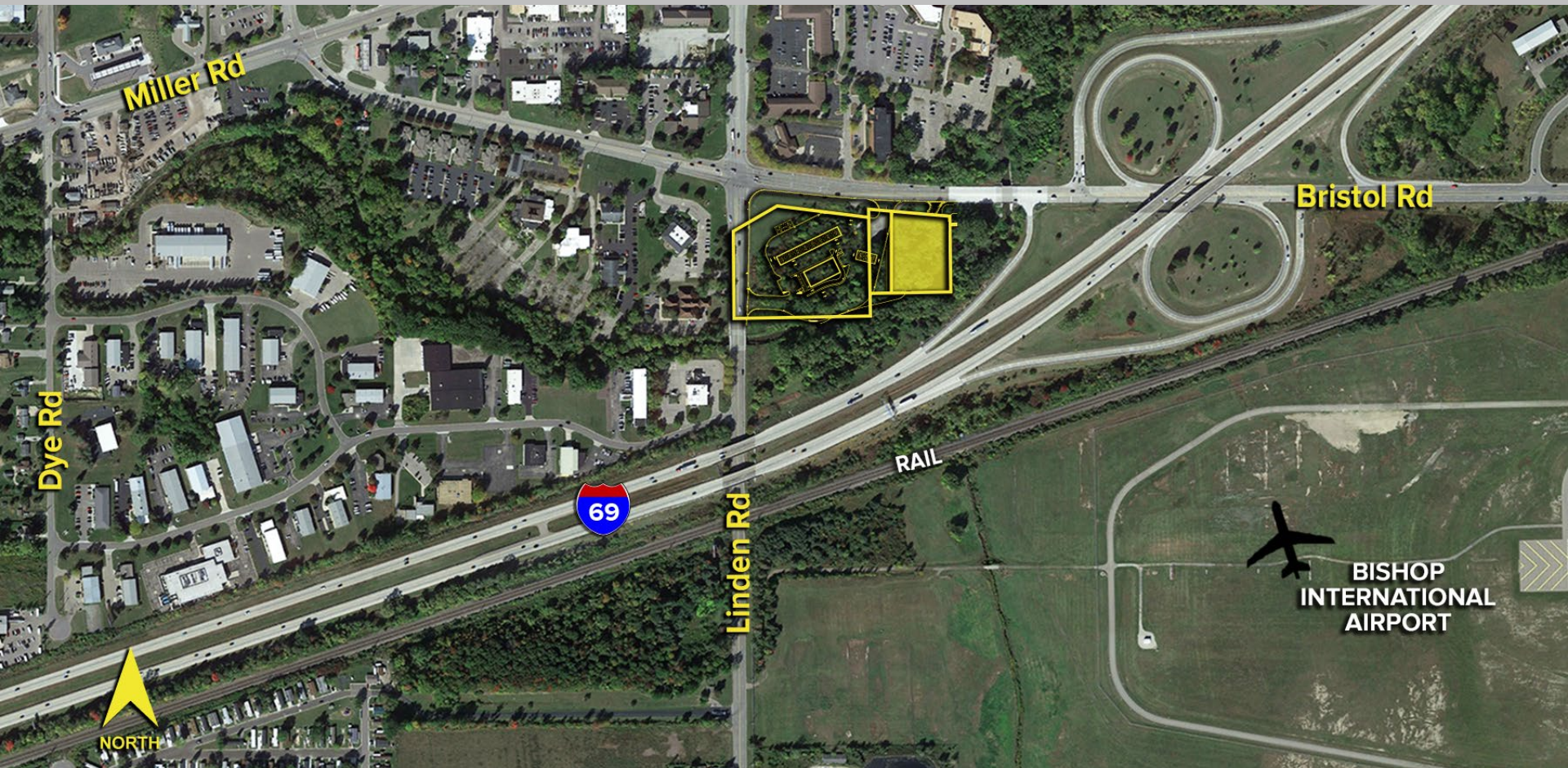


# FOR SALE // PRIME DEVELOPMENT OPPORTUNITY



## Bristol Road, Flint, MI

For more information, contact:

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ASSOCIATES**  
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# PROPERTY OVERVIEW

- 1-acre development opportunity
- Immediate access to I-69 benefiting from both am/pm commuters
- Ideal for retail, restaurant, coffee shop, financial institution, carwash, mixed-use and more
- Trade area surrounded by national retailers and next to new service station opening in 2024
- Sale Price: \$650,000

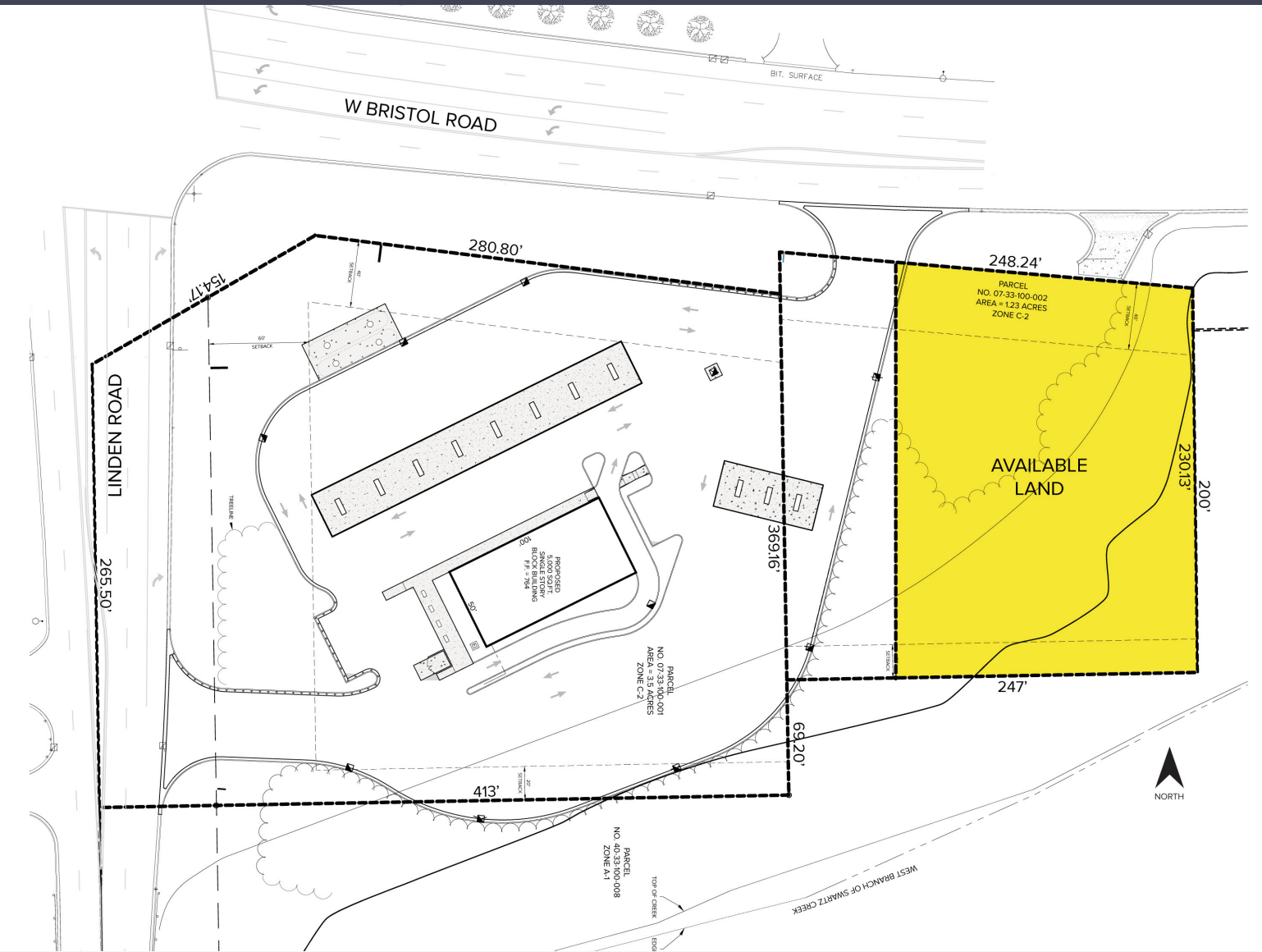
## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,774	\$64,409
3 MILE	24,278	\$55,442
5 MILE	85,984	\$52,148

## TRAFFIC COUNTS

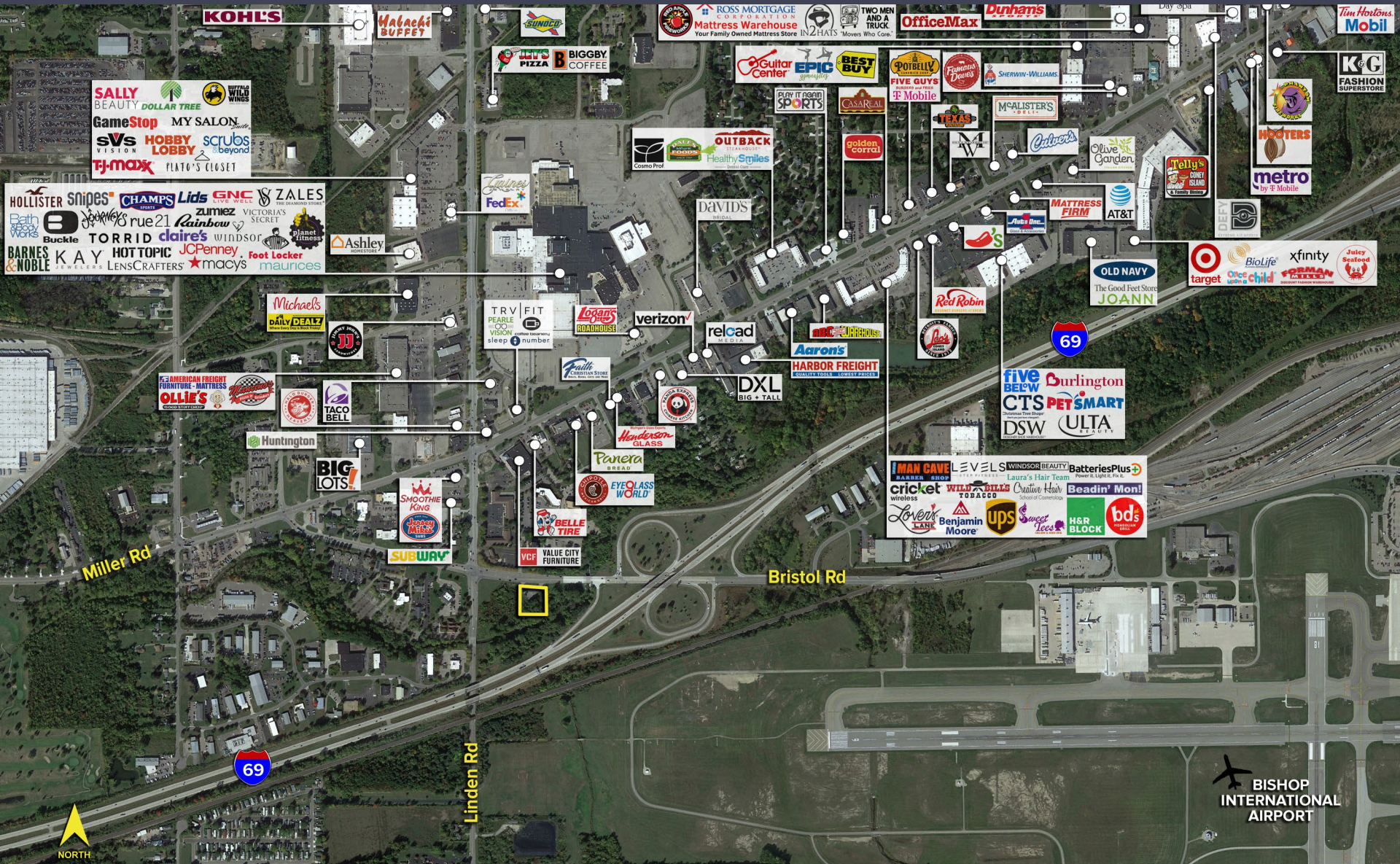
19,139	Linden Rd. N. of Bristol Rd.
14,036	Linden Rd. S. of Bristol Rd.
20,509	Bristol Rd. E. of Linden Rd.
7,438	Bristol Rd. W. of Linden Rd.

## SITE PLAN





# AREA BUSINESSES





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